



Packet Related Material

Memo

Agenda

Calendar

Notices and Agendas:

Notice of Schedule for the First Legislative Cycle in January

Minutes from Regular Session:

None

Material Related to Action at Organizational Meeting:

List of Council Positions - Officers, Appointments, and Assignments for 2003

List of Council Positions - Officers, Appointments, and Assignments for 2004 (*blank*)

List of Interview Committee Assignments 2003

List of Interview Committee Assignments 2004 (*blank - typically kept for the entire term*)

Council Member Seating Chart for 2002, 2003, and 2004 (*blank*)

Legislation and Background Material for First Reading:

Ord 04-01 To Amend the Bloomington Zoning Maps from RS3.5/PRO6 to PUD and to Adopt the Preliminary Plan for the Adams Grove Planned Unit Development - Re: 1201 S. Adams Street (Millennium Property Management, Petitioners)

- Certification (7-0-1); Zoning Map and Aerial Photo; Memo to the Council from James Roach, Senior Zoning Planner; Schematic Site Plan; Schematic "Park" Plan; 12/8 Staff Report; 11/26 Environmental Commission Report; 11/10 Staff Report; 11/3 Environmental Commission Report; Petitioner Statement including 10/13 Cover Letter, Preliminary Plan (7 pages); Traffic Analysis; Fair Market Rent Comparison Chart; Photo of Clubhouse; Photo of Exteriors; Excerpt from GPP (Urban Residential Areas)

Contact: James Roach at 349-3527 or roachja@city.bloomington.in.us

Memo

Chair of Meeting: Councilmember Banach

Organizational Meeting and Committee of the Whole on Monday, January 5th at 7:30 p.m.

Statute requires that the Council meet for an Organizational Meeting on the first Monday in January. The Council uses this occasion to elect officers – President, Vice President, and Parliamentarian. Traditionally we have also used this meeting as an opportunity for the newly elected President to assign seats for council members and for the Council to make appointments of council members to various boards and commissions. The new President may also announce some assignments to Council committees.

Once those matters are resolved, the Council will introduce one item (**Ord 04-01**) that is ready for consideration during the first legislative cycle of the year and then will adjourn and reconvene for a Committee of the Whole to consider that item (see the summary below and the ordinance materials inside this packet). Please note that by holding a Committee of the Whole this evening the Council will not need to meet again until Wednesday, January 21st.

One Item for Introduction at the Organizational Meeting and Discussion at the Committee of the Whole

Ord 04-01 Approving a 160 Unit Multi-Family PUD at 1201 South Adams Street

Ord 04-01 would rezone about 24 acres of property at 1201 South Adams from RS3.5/PRO6 to Planned Unit Development and approve a Preliminary Plan for 160 rental units. This development is being proposed by Millennium Property Management (which is owned by Michael and Patricia Pauly of Rolling Ridge and other nearby multi-family projects) and will be known as Adams Grove Apartments.

Surroundings and Current and Proposed Uses

This vacant and wooded property lies a few hundred yards south of Allen Street along the future route of South Adams Street. It is surrounded by Adams Bend Apartments to the north, the parking lot for the large warehouse on the Indiana Enterprise Center to the east, the future Juvenile Detention Center and future office and industrial uses

in the Sudbury PUD to the south, and vacant residential land (RS3.5/PRO6) to the west.

There is a site plan under the current RS3.5/PRO6 zoning which authorizes 98 single and duplex housing units and would result in an overall density of about 4 units per acre. However, the petitioner suggests that this plan is too costly to develop.

This proposal would almost double the density to 160 units (80 1-bedroom and 80 2-bedroom units) and cluster them in 8 buildings located on the east side of the South Adams.

Connectivity, Access, Pedestrian Ways, Transit Services, Traffic and Parking

There will be five road connections through this site and all will be constructed at the same time as the apartment buildings. Two of those connections will come with the extension of South Adams, which will curve diagonally in a southwestern direction through the center of this property and offer two entrances into the apartment complex. Another two of the road connections will come with a road that will run from the northern entrance of the complex to the western boundary of the site. The petitioners questioned the usefulness of this extension, but the Plan Commission required that it be built and have one road cut (but no driveways) to the north. The last road connection will run from the southern entrance of the apartment complex through the parking lot to the south side of the site and must be open to motorists accessing that future development.

A sidewalk and a sidepath will follow South Adams and eventually connect with a similar streetscape heading north from the Woolery PUD. Sidewalks (or sidepaths) will also straddle the western roadway.

Transit services currently run to the intersection of South Adams and West Allen Street and will probably extend to this development once it is annexed into the City (which, at this point, should be around 2008). The Plan Commission required the developers to build a shelter on South Adams and allow the buses to operate within the development (see Condition of Approval #5).

Please note that the petitioner submitted a site plan for about 280 parking spaces and a traffic analysis showing a 10% increase in traffic over the current site plan.

Environmental Constraints and Greenspace

The Environmental Commission made a number of recommendations, which were almost entirely incorporated into the plan. It identified a concentration of mature trees along the northeast and eastern boundary, but also a scattering of them on the west side of the site as well (see the Reports). The developer agreed to put the eastern wooded areas in a conservation easement and, other than installing a detention pond in the southwest corner of the site, proposed leaving the western 10 acres undeveloped and available as a common area (but not placed in a conservation easement). The Plan Commission required the developer to put in a roadway on the western side of the site and then shifted it further north in order to create a larger area of greenspace. Please note that the Environmental Commission does not agree with the practice of creating greenspace without formally setting it aside by deed or other commitment, but tolerated the decision here, largely because of the lack of valuable environmental features on this side of the site.

The Environmental Commission also identified a drainage way running along the west side of the future South Adams right-of-way and a karst area in the south central portion of the site. In response to its recommendations, the Plan Commission restricted the developer from grading the drainage way when preparing the ground for the road and required the developer to clear out the sinkhole and place it in a conservation easement.

Stormwater and Utilities

The developer will connect water, sewer, and storm water to existing facilities on the north. Until the sewer lines can connect with the interceptors further south, the developer will use a lift station to pump waste up to a sewer line on West Allen Street.

Conformance with GPP

This site is located in the Urban Residential Area (URA) which is the largest land use category in the Growth Policies Plan. Residential developments in the URA will have densities ranging from 2 to 15 units per acre. The Plan Commission found that this multi-family project conforms with the URA because it:

- is located in an new urban growth area, which are areas near existing infrastructure and utilities, and situated on large sites like this one that can buffer the adverse affect upon surrounding neighborhoods;

- optimizes street, bicycle and pedestrian connections; and
- provides new, useable and accessible common open space.

Conditions of Approval

After hearings on November 10th and December 8th the Plan Commission voted 7 - 0 - 1 to approve this PUD with the following conditions.

Roadways and Pedestrian Ways

- The developer must extend South Adams to the south end of the property with a 5-foot sidewalk on the west and an 8-foot asphalt path on the east (COA #10);
- The portion of the private drive that runs from South Adams through the parking lot and to the southern parcel must include an easement imposed at the time of the final plat that allows the public to use this connection (e.g. an ingress/egress easement) (COA #11);
- The developer must also build the road connection to the west at the same time as the rest of the development and include sidewalks (or sidepaths) and a 2-foot grass strip on both sides of the road (Condition of Approval (COA) #1); and
- This road connection to the west must have at least one road connection going north (COA #13), but no driveways (COA #14).

Transit Services

- The developer must provide appropriate transit facilities on Adams Street and enter into an agreement with our transit service that holds them harmless if the service operates buses over the private streets in the development when transit eventually is provided to this area (COA #5).

Protection of Sinkholes, Drainage Ways, and Trees, and Setting Aside Greenspace

- Appropriate easements must surround the sinkhole (COA #12) and the grading permit must require the removal of debris from the sinkhole and confine this work to the area specified in the petition (COA #4);
- The final plan must require the developer to minimize disturbance of the natural intermittent drainage way along Adams Street when grading the roadway (COA #7);
- The developer shall plat the common area west of Adams as "Common Greenspace" and be responsible for its maintenance (*Note: this area is open to*

the residents, but its features are not actually protected within an easement) (COA #6); and

- The developer must preserve certain areas on the east of Adams Street by placing them in "tree preservation easements" (COA #6);

Other Development Standards and Use Restrictions

- No more than 3 unrelated adults may reside in any of these units (COA #8);
- The height-bulk standards shall conform to the current RM7 zoning district.

Review of Final Plan and Timing of Approval

- The plan staff (and not the Plan Commission) will review the final plan (COA #2);
- The occupancy permits shall only be released after the plat has been approved and recorded (COA #3).

**NOTICE AND AGENDA FOR
COMMON COUNCIL
ORGANIZATIONAL MEETING AND COMMITTEE OF THE WHOLE
7:30 P.M., MONDAY, JANUARY 5, 2004
COUNCIL CHAMBERS
SHOWERS BUILDING, 401 NORTH MORTON**

I. ROLL CALL

II. AGENDA SUMMATION

III. APPROVAL OF MINUTES FOR: None

IV. REPORTS FROM:

- 1. Council Members**
- 2. The Mayor and City Offices**
- 3. Council Committees**
- 4. Public**

V. ELECTION OF OFFICERS (The newly elected President will assign seating for council members prior to considering appointments to boards and commissions).

VI. APPOINTMENTS TO BOARDS AND COMMISSIONS

VII. LEGISLATION FOR FINAL ACTION

None

VIII. LEGISLATION FOR FIRST READING

1. Ordinance 04-01 To Amend the Bloomington Zoning Maps from RS3.5/PRO6 to PUD and to Adopt the Preliminary Plan for the Adams Grove Planned Unit Development – Re: 1201 S. Adams Street (Millennium Property Management, Petitioners)

IX. PRIVILEGE OF THE FLOOR (This section of the Agenda will be limited to 25 minutes maximum, with each speaker limited to 5 minutes.)

X. ADJOURNMENT (and immediately reconvene for the following meeting)

COMMITTEE OF THE WHOLE

Chair: Jason Banach

1. Ordinance 04-01 To Amend the Bloomington Zoning Maps from RS3.5/PRO6 to PUD and to Adopt the Preliminary Plan for the Adams Grove Planned Unit Development – Re: 1201 S. Adams Street (Millennium Property Management, Petitioners)

Asked to Attend: James Roach, Senior Zoning Planner, Planning Department
Representative of Petitioner

City of
Bloomington
Indiana



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To: Council Members
From: Council Office
Re: Calendar for the Week of
January 4, 2004 – January 10, 2004
Date: January 2, 2004

Monday, January 5, 2004

5:30 pm Bicycle and Pedestrian Safety Commission – Work Session, Hooker Room
7:30 pm Common Council – Organizational Meeting, Chambers
immediately followed by
Common Council – Committee of the Whole

Tuesday, January 6, 2004

1:30 pm Development Review Committee, McCloskey
5:30 pm Public Transit Corporation Board, Transit

Wednesday, January 7, 2004

12:00 pm Bloomington Urban Enterprise Association, McCloskey
2:00 pm Hearing Officer, Kelly

The Common Council's next meeting is a Regular Session on Wednesday, January 21, 2004.

Thursday, January 8, 2004

12:00 pm Housing Network, IU Research Park – 501 North Morton
3:30 pm Bloomington Historic Preservation Commission, McCloskey
4:00 pm Solid Waste Management District, Management Facilities – 3400 Old SR 37
5:30 pm Commission on the Status of Women, McCloskey

Friday, January 9, 2004

There are no meetings scheduled today



City of Bloomington
Office of the Common Council

MEETING NOTICE

**THE COMMON COUNCIL WILL BE IN RECESS
UNTIL MONDAY, JANUARY 5, 2004, AT 7:30 P.M.,
WHEN THE COUNCIL WILL HOLD AN
ORGANIZATIONAL MEETING FOLLOWED BY A
COMMITTEE OF THE WHOLE.
BOTH MEETINGS WILL TAKE PLACE IN THE
COUNCIL CHAMBERS, LOCATED AT
401 NORTH MORTON STREET.**

**THE NEXT MEETING OF THE COUNCIL WILL
BE A REGULAR SESSION ON JANUARY 21, 2004
AT 7:30 P.M. IN THE COUNCIL CHAMBERS.**

Dated and Posted: December 30, 2003

